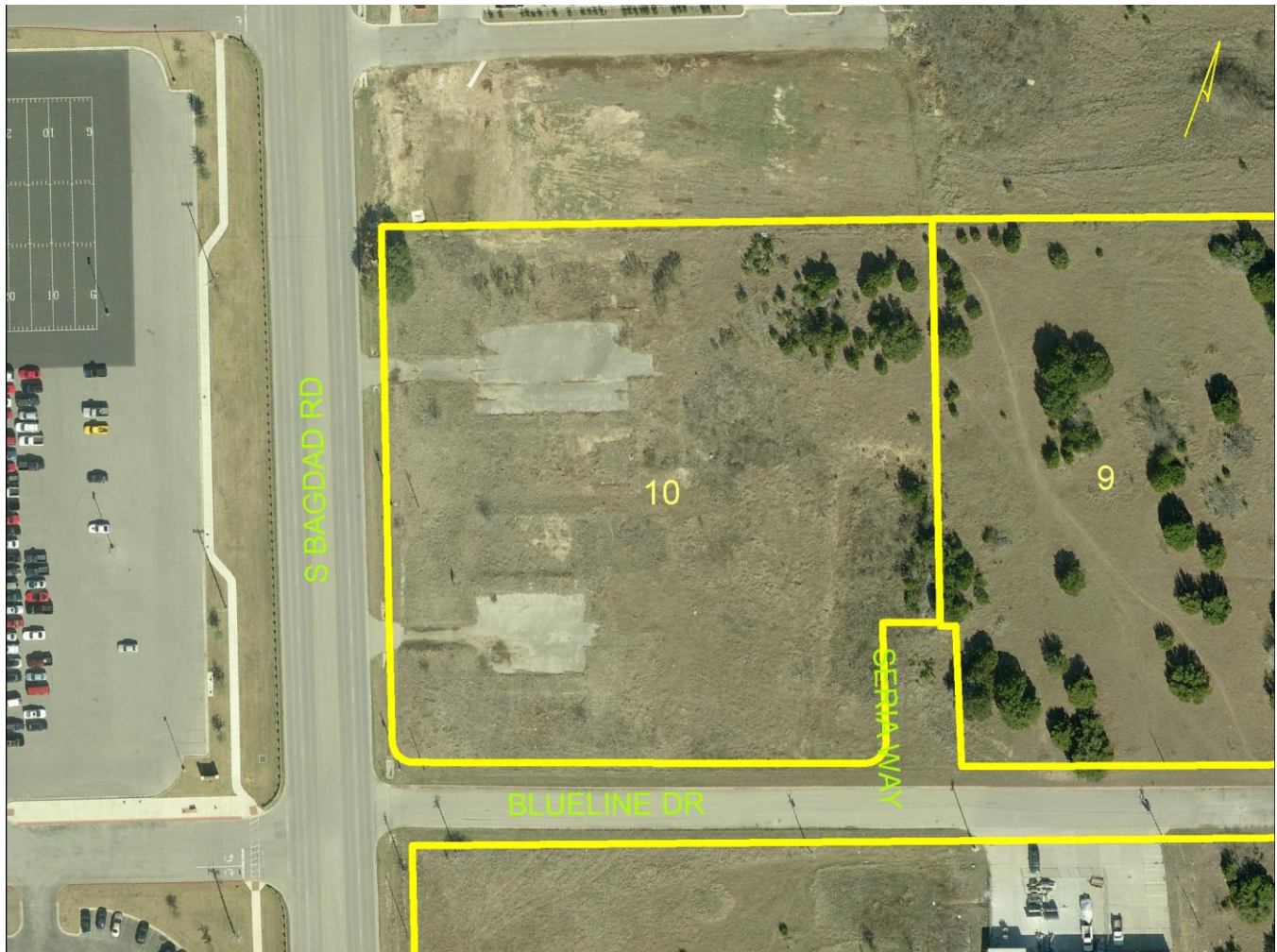


**3.154 Acres/1.3 Hectares
Leander Shopping Center**

Site 10



3.154 acres/1.3 Hectares

Frontage on Bagdad Road across from
Leander High School and A. C. Bible
Stadium

Utilities

Greenfield

Zoning – Local Commercial and Multi-
Family

Ms. Janice Landers, Managing Partner
Strategic Commercial Real Estate Services
11815 Ranch Road 620 North
Suite 5, PMB 208
Austin, TX 78750
512-535-0262 phone
866-524-1413 facs
janice@strategiccommercialre.com
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City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**3.154 Acres/1.3 Hectares
Leander Shopping Center**

Site 10

Property				
Total Acreage: 3.154 acres/1.3 Hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 372, Sec. C		
Location				
City: Leander		County: Williamson		
Address/Directions: 2900 South Bagdad Road, (across from Leander High School and A. C. Bible Stadium), Tax ID: R-17-W308-50A0-0001-0006				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: .6 miles/1 km		Type of Zoning: Local Commercial and Multi-Family		
Distance to Interstate Highways: 11 miles/17.7 km				
General Site Information				
Previous Use of Site: Undeveloped Land		General Condition: Excellent		Dimensions: 380 x 278 feet/116 x 85 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for Concrete
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 3 miles/4.8 km		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Port of Houston is three hours south-southeast		Other Improvements: Not Applicable		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Commercial, Retail		
Deed Restriction(s): Not Applicable		Covenants: Not Applicable		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water – Size of Nearest Line: 12 & 18 inches/30.5 & 45.7 cm Pressure: 88 psi/607 kilopascal		Sewer - Size of Nearest Line: 6 inches/15.2 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Ms. Janice Landers	Phone: (512) 535-0262	Facs: (866) 524-1413	Email: Janice@strategiccommercialre.com	Web Site: www.strategiccommercialre.com
Sales Price: Negotiable		Lease Price: \$18.00 to \$24.00 per square foot plus NNN		
Comments: 100% developable, no flood plain, visit www.strategiccommercialre.com for more details.				